

Message Text

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PAGE 01 CALCUT 00894 210509Z

15

ACTION FBOE-00

INFO OCT-01 NEA-09 ISO-00 A-01 USIA-15 L-02 /028 W

----- 100284

R 210420Z APR 75

FM AMCONSUL CALCUTTA

TO SECSTATE WASHDC 4589

INFO AMEMBASSY NEW DELHI

UNCLAS CALCUTTA 0894

JOINT STATE/USIA MESSAGE

NEW DELHI ALSO FOR USIS

E.O. 11652: N/A

TAGS: ABLD, IN

SUBJ: LEASE NO: S114-FBO-1286(IA) USIS WAREHOUSE

SUBJECT LEASE IS DUE TO EXPIRE ON JUNE 30, 1976. SINCE LESSOR, BALMER LAWRIE AND CO., HAS BEEN TAKEN OVER BY THE GOVERNMENT OF INDIA LESSOR WANTED FRESH LEASE PREPARED WITH INCREASED RENTAL EFFECTIVE JULY 1, 1975. THE WAREHOUSE HAS AN AREA OF 16,000 SQ. FT AND THE PRESENT RENTAL IS RS .50/-PER 100 SQ. FT.

LESSOR PROPOSED A FIVE YEAR LEASE AND AN INCREASED RENTAL AT RS.85/-PER 100 SQ. FT. FOR FIRST YEAR AND 7-1/2 PCT INCREASE FOR EACH REMAINING YEAR. POST NEGOTIATED WITH LESSOR AND THEY AGREED FOR FIVE YEARS LEASE AND INCREASED RENTAL OF RS.85/-PER 100 SQ. FT. FOR FIRST TWO YEARS AND RS.100/-PER 100 SQ. FT. FOR REMAINING THREE YEARS. REASONS FOR CHANGING LEASE STILL IN EFFECT AND AGREEING FOR INCREASED RENTAL AS FOLLOWS:

1. SINCE LESSOR HAS BECOME A GOI ORGANIZATION, THEIR REGULATIONS REQUIRE A NEW LEASE.
2. PRESENT WAREHOUSE IS ONE OF THE BEST IN THE CITY AND IT IS EXTREMELY DIFFICULT TO GET SIMILAR WAREHOUSES.
3. PREVAILING MARKET RATES FOR WAREHOUSE SPACE VARIES BETWEEN RS.100-175 PER 100SQ. FT.
4. POST HAS THE LEASE WITH THE LESSOR SINCE 1962 AND THE LESSOR HAS NOT INCREASED RENTAL ALL THESE YEARS.
5. THE LESSOR HINTED THAT IF THE PROPOSALS ARE NOT ADHERED

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TO, THE LEASE MAY BE TERMINATED.

THE WAREHOUSE IS SHARED WITH STATE.

ANNUAL RENTAL WITH THE PROPOSED INCREASE \$21,473

STATE SHARE COST FOR 6,000 SQ. FT. \$ 8,053

USIS NEW DELHI CONCURS POST'S PROPOSALS. REQUEST AGENCY
AUTHORIZATION TO EXECUTE LEASE. DRAFT COPY OF LEASE WILL
BE FORWARDED TO USIA AFTER CLEARANCE WITH THE LESSOR.
ROSSELOT

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NNN

Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 21 APR 1975
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1975CALCUT00894
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D750138-0881
From: CALCUTTA JOINT
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1975/newtext/t19750430/aaaabbkc.tel
Line Count: 70
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION FBOE
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: n/a
Review Action: RELEASED, APPROVED
Review Authority: ShawDG
Review Comment: n/a
Review Content Flags:
Review Date: 02 JUL 2003
Review Event:
Review Exemptions: n/a
Review History: RELEASED <02 JUL 2003 by SilvaL0>; APPROVED <02 FEB 2004 by ShawDG>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
05 JUL 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: LEASE NO: S114-FBO-1286(IA) USIS WAREHOUSE SUBJECT LEASE IS DUE TO EXPIRE ON JUNE 30, 1976. SINCE LESSOR
TAGS: ABLD, IN
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 05 JUL 2006